

\$875,000 - 3725 & 3727 40 Street Sw, Calgary

MLS® #A2124726

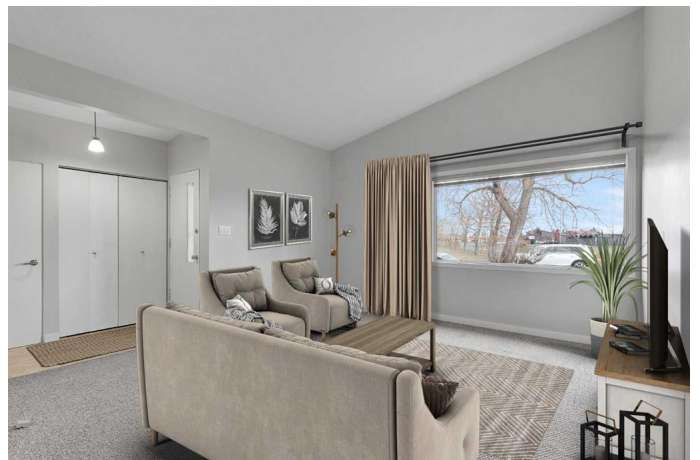
\$875,000

4 Bedroom, 2.00 Bathroom, 1,749 sqft

Residential on 0.19 Acres

Glenbrook, Calgary, Alberta

Calling all builders, developers and savvy investors! Here is your chance to own a renovated, well maintained full duplex situated on a large, west backing, pie-shaped lot across the street from a green space in the sought after community of Glenbrook. The options are endless, hold as an investment, occupy one unit while renting out the other or build new, the choice is yours. Recent upgrades include replaced sheathing, insulation and roof shingles on the entire building (2023), newer furnaces and hot water heaters (2016), totally renovated kitchens and appliances (2015), newer windows throughout (2014) and updated bathrooms (2015). Both units boast soaring vaulted ceilings throughout, airy and spacious and bright L-shaped living/dining room combination (hardwood flooring beneath carpeting), well-appointed and efficient kitchens and generously proportioned bedrooms. The lower levels offer untapped potential for your personal customization and creative ideas. Some of the other features are soaker tubs, newer bi-fold doors, some updated electrical, contemporary light fixtures, updated soffits, fascia and eavestroughs and much more. Conveniently located near schools, shopping, transit, parks and a host of other amenities, with easy access to major thoroughfares. Don't miss out on this exceptional opportunity! Please note that some photos are virtually staged.



Built in 1962

Essential Information

MLS® #	A2124726
Price	\$875,000
Sold Price	\$913,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,749
Acres	0.19
Year Built	1962
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	3725 & 3727 40 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3K4

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Landscaped, Level, Street Lighting, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	April 26th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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